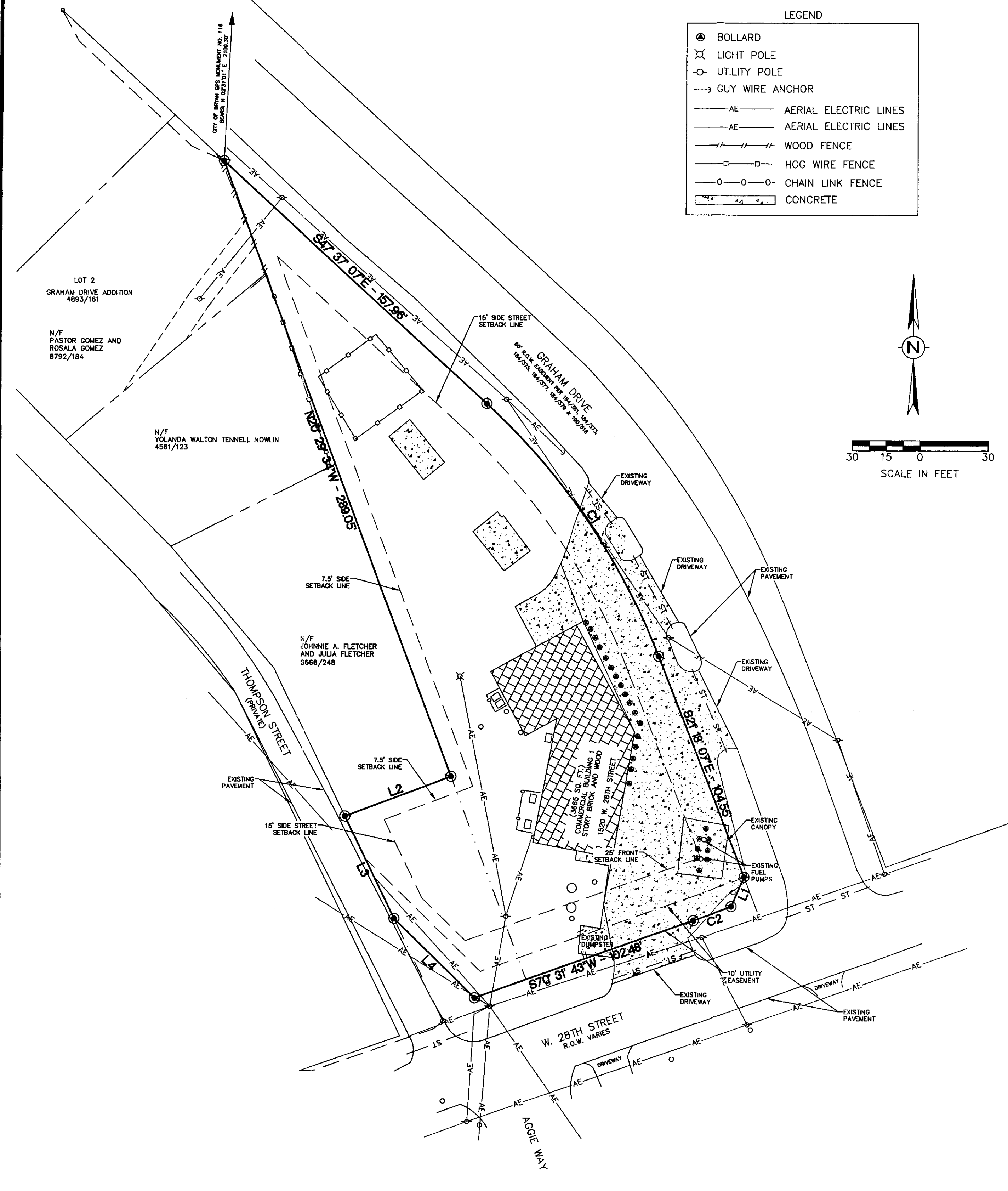


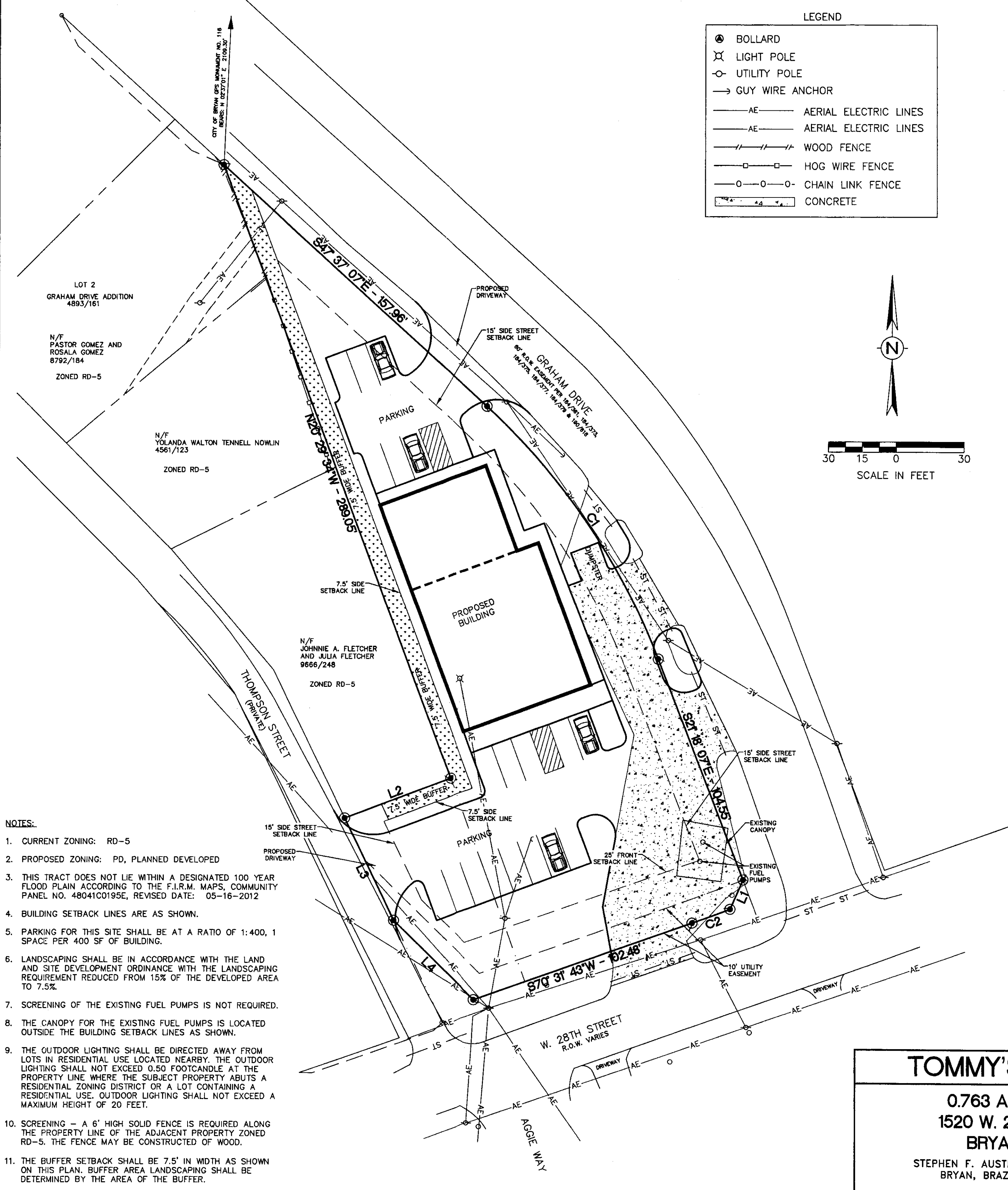
EXISTING SITE PLAN



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	14.12'	S23° 40' 34"W
L2	50.00'	N89° 30' 28"E
L3	50.11'	N25° 47' 18"W
L4	49.82'	N45° 40' 23"W

Curve Table						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	135.87'	295.81'	026°19'00"	69.15'	134.68'	S34°27'37"E
C2	17.88'	697.74'	001°28'08"	8.94'	17.88'	S68°47'41"W

PROPOSED SITE PLAN



- NOTES:
1. CURRENT ZONING: RD-5
  2. PROPOSED ZONING: PD, PLANNED DEVELOPED
  3. THIS TRACT DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.L.R.M. MAPS, COMMUNITY PANEL NO. 48041C0195E, REVISED DATE: 05-16-2012
  4. BUILDING SETBACK LINES ARE AS SHOWN.
  5. PARKING FOR THIS SITE SHALL BE AT A RATIO OF 1:400, 1 SPACE PER 400 SF OF BUILDING.
  6. LANDSCAPING SHALL BE IN ACCORDANCE WITH THE LAND AND SITE DEVELOPMENT ORDINANCE WITH THE LANDSCAPING REQUIREMENT REDUCED FROM 15% OF THE DEVELOPED AREA TO 7.5%.
  7. SCREENING OF THE EXISTING FUEL PUMPS IS NOT REQUIRED.
  8. THE CANOPY FOR THE EXISTING FUEL PUMPS IS LOCATED OUTSIDE THE BUILDING SETBACK LINES AS SHOWN.
  9. THE OUTDOOR LIGHTING SHALL BE DIRECTED AWAY FROM LOTS IN RESIDENTIAL USE LOCATED NEARBY. THE OUTDOOR LIGHTING SHALL NOT EXCEED 0.50 FOOTCANDLE AT THE PROPERTY LINE WHERE THE SUBJECT PROPERTY ADJUTS A RESIDENTIAL ZONING DISTRICT OR A LOT CONTAINING A RESIDENTIAL USE. OUTDOOR LIGHTING SHALL NOT EXCEED A MAXIMUM HEIGHT OF 20 FEET.
  10. SCREENING - A 6' HIGH SOLID FENCE IS REQUIRED ALONG THE PROPERTY LINE OF THE ADJACENT PROPERTY ZONED RD-5. THE FENCE MAY BE CONSTRUCTED OF WOOD.
  11. THE BUFFER SETBACK SHALL BE 7.5' IN WIDTH AS SHOWN ON THIS PLAN. BUFFER AREA LANDSCAPING SHALL BE DETERMINED BY THE AREA OF THE BUFFER.

TOMMY'S DRIVE-IN

0.763 ACRE TRACT  
1520 W. 28TH STREET  
BRYAN, TEXAS

STEPHEN F. AUSTIN LEAGUE NO. 9, A-62  
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1"=30' AUGUST 2014


OWNER:  
AAA & FAMILY LLC  
% SHAMSUDDIN KASAMALI  
305 LANDSBURG LN  
COLLEGE STATION, TX 77845-3901

SURVEYOR:  
KERR SURVEYING, LLC  
409 N. TEXAS AVENUE  
BRYAN, TEXAS 77803  
(979) 268-3195

ENGINEER:  
SCHULTZ ENGINEERING, LLC  
PO BOX 11995  
COLLEGE STATION, TX 77842  
(979) 764-3900

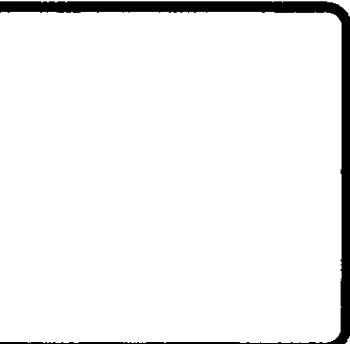
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MARK	REVISION	BY	DATE



**Schultz Engineering, LLC**  
2730 Longmire, Suite A  
College Station, Texas 77845  
979.764.3900

SURVEYED	DESIGNED	DRAWN	APPROVED	JOB NO.	DATE
KERR	DLD	DLD	JPS	13-281	AUGUST 2014



**TOMMY'S DRIVE-IN**  
1520 W. 28TH STREET  
BRYAN, TEXAS

**DEVELOPMENT SITE  
PLAN**

SCALE	
VERTICAL	N/A
HORIZONTAL	1"=30'
PLOTTING SCALE:	1:1
FILE NAME:	13-281

EXHIBIT  
**1**